

Dear Delegate Peace and Executive Director Palen,

I am writing in opposition to the proposed legislation S.B. 416/HB 751, Limited Residential Lodging and Short Term Rental Lodging Act, for the following reasons.

I live in a single-family home residential neighborhood. I purchased my home with the understanding/contract that my house and property is not located in a business district or in a hotel that does rent short term rentals. This contract is accepted by the people who signs documents to purchase of a home in a residential area. The General Assembly would be breaking that contract if this legislation goes forward. You would be telling residents this is what is or isn't allowed in your home and neighborhood. It doesn't matter if there is a strict homeowner association that prohibits short term rental there is already a contract signed. By law realtors must reveal what they know about the house and a neighborhood or they could be held liable. Can we hold the General Assembly liable?

Virginia is a Dillon Law state which means state government stays out of constituents' business. The General Assembly is not supposed to be telling constituents what they can and can't do in their homes. **Please allow the local governments to handle these local issues.**

Please let this legislation die. **Residential areas are for residents they are not a business.** Bed and Breakfasts are businesses and are allowed in some residential areas, but rules and regulations must be abided by. This legislation would have no restrictions on STR businesses. I laugh to think state government would be prepared to take on **all the regulations governing statewide Short Term Rentals.**

Please let the localities decide what is appropriate for their districts. This legislation is not encouraging free markets, the only thing it is encouraging is the destruction of residential neighborhoods. It is of course encouraging platforms like Airbnb, etc., executives to become millionaires. No thank you!

Thank you,

Carol Turner
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